



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, April 15, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on
**Monday, April 15, 2013 at 10:00 a.m. in Senate
Room 113, State Capitol, Sacramento, California.**
In accordance with provisions of section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Executive Director

Attachment

STATE PUBLIC WORKS BOARD

Monday

April 15, 2013

10:00 a.m.

Senate Room 113

State Capitol

Sacramento, California

I.	Roll Call		
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BOND ITEM

BOND ITEM—1

**2013 SERIES D
JUDICIAL COUNCIL (0250)
YUBA CITY COURTHOUSE
SUTTER COUNTY**

Authority: Chapters 21 and 29, Statutes of 2012, Item 0250-301-0668 (3)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2013 Series D, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Eighteenth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board (the Board).
3. Approve the form of and authorize the execution of Site Lease between the Judicial Council and the Board.
4. Approve the form of and authorize the execution of Facility Lease between the Judicial Council and the Board.
5. Approve the form of and authorize the execution of a Project Delivery Agreement for each of the above listed projects between the Judicial Council and the Board.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed	\$59,684,000
Estimated Par Value of Bonds to be Issued	\$60,140,000
"Not To Exceed" Par Amount	\$69,040,000

BOND ITEM

STAFF ANALYSIS ITEM—1

2013 Series D
Judicial Council
Yuba City Courthouse
Sutter County

Action Requested

If approved, the requested action would authorize the sale of the 2013 Series D lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, site lease, facility lease, project delivery agreement, a continuing disclosure agreement, a purchase contract and, authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

This project is within scope and cost.

Sutter County – Yuba City Courthouse

The New Yuba City Courthouse project consists of construction of a new courthouse for the Superior Court of California, County of Sutter. The new courthouse will consist of a 73,853 square foot facility with 6 courtrooms (with an additional courtroom shelled out) and surface parking. The facility will be three stories over a basement and will be located on approximately 4.0 acres of state-owned land. The structure is a steel moment frame on a spread footing reinforced concrete foundation system that is sheathed in a metal stud framing system with terra cotta tile and plaster veneer with curtain wall glazing. The building is designed for sustainability with a goal of achieving a Leadership in Energy and Environmental Design “Certified” rating from the United States Green Building Council.

The New Yuba City Courthouse Project is estimated to go out to bid in April 2013. Construction is expected to commence in August 2013, is expected to last 20 months, and occupancy is expected in March 2015. The total project cost is estimated to be \$67,295,000, of which approximately \$59,684,000 is expected to be financed from the bonds. The balance of project costs, which were for acquisition and design, were paid for with cash.

The issuance of the 2013 D Bonds for this project has been authorized by Chapter 21 and Chapter 29, Statutes of 2012, Item 0250-301-0668 (3).

Staff Recommendation: Adopt the Resolution.

BOND ITEMS

BOND ITEM—2

**2013 SERIES E
LEASE REVENUE REFUNDING BONDS
COALINGA STATE HOSPITAL
FRESNO COUNTY**

Authority: Government Code Section 15840

Consider adoption of a resolution to refund all or part of the Board's outstanding 2004 Series A Bonds:

1. Authorize the sale of State Public Works Board Lease Revenue Refunding Bonds, Department of State Hospitals, 2013 Series E, Coalinga State Hospital.
2. Approve the form of and authorize the execution and delivery of the One Hundred Nineteenth Supplemental Indenture between the Board and the Department of State Hospitals.
3. Approve the form of and authorize the execution and delivery of a First Amendment to Agreement for the Transfer of Control and Possession by and between the Department of State Hospitals and the Board.
4. Approve the form of and authorize the execution and delivery of a First Amendment to the Facility Lease by and between the Board and the Department of State Hospitals.
5. Approve the form of and authorize the execution and delivery of an Escrow Agreement by and between the Board and the State Treasurer.
6. Approve the form of and authorize the execution and delivery of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board and the State Treasurer.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said refunding lease revenue bonds.

Estimated Par Amount for the Refunding Bonds	\$375,870,000
Estimated "Not To Exceed" Par Amount for the Refunding Bonds	\$408,580,000

BOND ITEMS

STAFF ANALYSIS ITEM—2

2013 Series E
Lease Revenue Refunding Bonds
Coalinga State Hospital
Fresno County

Action Requested

The requested actions will adopt a resolution authorizing the issuance of Lease Revenue Refunding Bonds, for the Coalinga State Hospital pursuant to the Board's Refunding Policy and as detailed in resolution approving the forms and authorizing the execution and delivery of the One Hundred Nineteenth Supplemental Indenture, an Escrow Agreement, First Amendment to Agreement for the Transfer of Control and Possession, First Amendment to Facility Lease, Purchase Contract, and a Continuing Disclosure Agreement; the delivery of an Official Statement; authorizing and directing the State Treasurer to sell lease revenue refunding bonds Department of State Hospitals 2013 Series E Coalinga State Hospital; authorizing the sale of such bonds; and approving other related actions in connection with the issuance of such bonds.

Scope Descriptions

Coalinga State Hospital is a maximum-security acute psychiatric hospital which provides treatment primarily to the State's rising forensic patient population. The Hospital is located in the City of Coalinga, Fresno County, California. When fully staffed, the facility is able to employ approximately 2,000 staff members and provide housing and treatment for up to 1,500 patients. Forensic patients include various Health and Welfare and Penal Code categories such as incompetent to stand trial, not guilty by reason of insanity, mentally disordered offender and sexually violent predators.

The project consisted of site development of approximately 240 acres, engineering improvements, equipment procurement, and a campus of one and two story buildings totaling 1.14 million square feet. Coalinga State Hospital includes 74,000 square feet of administration, 851,000 square feet of clinical services and programs, 157,000 square feet of support services, and 31,000 square feet of plant operations space. The required infrastructure developments include site grading, a wastewater treatment plant, roadways and drainage systems.

Coalinga State Hospital is a completely self-contained residential facility surrounded by a fence perimeter security system. Perimeter security is provided by the California Department of Corrections.

The project consisted of site development of 240 acres, engineering improvements and a campus full of one and two story buildings totaling 1.14 million square feet. Construction of the project completed in September 2005 and the care, custody, and control of all buildings were transferred to the Department of State Hospitals (DSH) on October 14, 2005.

Staff Recommendation: Adopt the resolution.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF GENERAL SERVICES (1760)

SOLAR PHOTOVOLTAIC PROGRAM

GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEMS IMPACTING BOND ENCUMBERED
STATE OWNED LAND
VARIOUS COUNTIES

Authority: Sections 4217.10 – 4217.18 of the Government Code

Consider:

- a) approving the form of a Site License Agreement (SLA) for ground mounted solar photovoltaic (PV) systems impacting state owned land encumbered by Board issued lease revenue bond financing
- b) approving the form of a Solar Power Purchase Agreement (SPPA) for ground mounted PV systems impacting state owned land encumbered by Board issued lease revenue bond financing
- c) authorizing the Executive Director or any Deputy Director of the Board, for and in the name and on behalf of the Board, to consent to the execution and delivery of project specific SLAs and SPPAs, in substantially the form presented to this meeting, with such insertions, deletions and changes therein as the Executive Director or Deputy Director, with the advice of counsel to the Board, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of General Services

Solar Photovoltaic Program

Ground Mounted Solar Photovoltaic Systems Impacting Bond Encumbered

State Owned Land

Various Counties

Action Requested

If approved, the requested action will approve the form of a Site License Agreement (SLA) and a Solar Power Purchase Agreement (SPPA) for ground mounted photovoltaic (PV) systems impacting state owned land encumbered by Board issued lease revenue bond

financing. This action would also authorize the Executive Director or any Deputy Director of the Board to consent to the execution and delivery of project specific SLAs and SPPAs, in substantially the form presented to this meeting, with such insertions, deletions and changes therein as the Executive Director or Deputy Director, with the advice of counsel to the Board, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Background

Through his Green Building Initiative, Governor Brown has committed California to leading by example by improving the energy and environmental performance of existing and new state-owned buildings. By implementing sustainable practices in the facilities it owns, leases, retrofits or maintains, California can cut its energy use, conserve resources and reduce greenhouse gas emissions.

Executive Order B-18-12, calls for reducing grid-based energy purchases for state-owned buildings by at least 20 percent by 2018, as compared to a 2003 baseline. It also calls for state agencies, departments, and other entities under executive authority (State Agencies) to take actions to reduce entity-wide greenhouse gas emissions by at least 10 percent by 2015 and 20 percent by 2020, as measured against a 2010 baseline.

Because of the prolonged economic downturn, the state has limited, if any, funds, to install renewable energy systems on state owned property to help attain its environmental goals. Through 2012, DGS has been instrumental in placing over 18 megawatts of PV systems throughout California using its third-party SPPA program.

Under these public-private partnerships, the solar service providers finance, build and operate the system, while customers – in this case, State Agencies – pay only for the electricity at prices equal to or less than what they would have expected to pay the utility over the 20 year term of the SPPA.

The benefits of the DGS solar program allow the state to reduce its grid-based energy purchases and its greenhouse gas emissions without infrastructure improvement costs to the state.

Solar projects that are located on state owned land encumbered by Board issued lease revenue bond financing must use the form of SLA presented at this meeting to provide the PV developer the required authorization to install a PV system on the State Agency's bond encumbered property for a term of 20 years.

The SPPA allows the State Agency to enter into a 20 year SPPA to purchase the solar electricity generated by the PV system for a specified price per kilowatt hour over the 20 year term.

Staff Recommendation: Approve the forms of Site License Agreement and Solar Power Purchase Agreement and authorize the Executive Director or any Deputy Director of the Board to consent to the execution of project specific Site License Agreements and Solar Power Purchase Agreements.

CONSENT ITEMS

CONSENT ITEM—2

CALIFORNIA HIGHWAY PATROL (2720)

CHP ENHANCED RADIO SYSTEM: REPLACE TOWERS AND VAULTS, PHASE 2 VARIOUS COUNTIES

*Authority: Chapter 712, Statutes of 2010, Item 2720-301-0044 (2) as reappropriated by
Chapters 21 and 29, Statutes of 2012, Item 2720-491 (2) (2)
Chapter 33, Statutes of 2011, Item 2720-301-0044 (2)*

Consider approving:

- a) preliminary plans for the Pine Grove Hill site
- b) an augmentation

\$159,000
(1.1 percent total project)
(1.7 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of California Highway Patrol
CHP Enhanced Radio System: Replace Towers and Vaults, Phase 2
Various Counties

Action Requested

If approved, the requested action would approve preliminary plans for the Pine Grove Hill site and an augmentation for the acquisition, preliminary plans and working drawing phases.

Scope Description

This project is within scope. The project consists of six sites that include the construction of a self-supporting radio tower, foundation and associated support structure as well as the extension of underground utilities, site fencing and the demolition and removal of the existing tower. Each tower shall be built to meet essential services seismic standards. In addition, the Colby Mountain, Pine Grove and Rodman Mountain sites each include a radio equipment and generator vault with an emergency generator and propane fuel system. While the Pine Grove is Nevada, approximately 13 miles from the border with California, the tower is necessary to ensure radio coverage.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2010, as reappropriated by the Budget Act of 2012, provides \$2.8 million Motor Vehicle Account (MVA) for the preliminary plans and working drawings for tower and vault replacements. The Budget Act of 2011 provides an additional \$12.3 million MVA for acquisition and construction. Augmentations were approved in February 2012 for \$85,000 and January 2013 for an additional \$15,000. Both augmentations were associated with the Truckee site.

Additional funding is needed for Truckee (\$49,000 acquisition, \$16,000 preliminary plans) in order to support the additional analysis necessary for a recirculation of the draft Environmental Impact Report. For Rodman Mountain (\$30,000 working drawings) additional design work is necessary to conform to a new site which is more compact than the original site. For Colby Mountain (\$59,000 working drawings) more funding is necessary due to recent changes in Division of State Architect requirements for the certification of manufacturer's equipment such as towers has made the process significantly more labor intensive. Finally, for Pine Grove (\$5,000 working drawings) as well as an incremental component of the other sites, additional funds are needed to reflect increased labor rates for DGS. For a number of reasons (challenges in acquiring leases, delays in working with federal agencies, extended CEQA process in Truckee) the project is taking longer than anticipated. The sum of augmentation request totals \$159,000 (1.1 percent total project costs, 1.7 percent cumulative).

In addition to the \$159,000 requested, DGS indicates that future phases of this project will require \$1,266,000 which will lead to an overall cumulative shortfall of 10.1 percent. Staff has directed DGS to take steps to reduce the amount of deficit and once this amount is more concrete, will determine what, if any, further board action is required.

\$ 15,216,000	total authorized project costs (acquisition, preliminary plans, working drawings and construction)
\$ 15,375,000	total estimated project costs
\$ 2,251,000	project costs previously allocated: \$227,000 acquisition, \$1,621,000 preliminary plans and \$403,000 working drawings
\$ 12,965,000	project costs to be allocated: \$30,000 acquisition \$796,000 working drawings and \$12,139,000 construction (\$9,342,000 contract, \$467,000 contingency, \$840,000 A&E and \$1,490,000 other project costs)
\$ 159,000	augmentation request: \$49,000 acquisition, \$16,000 preliminary plans, \$94,000 working drawings

CEQA (Pine Grove Site)

The Pine Grove site is in Nevada, which does not have an equivalent to California's CEQA. However, the site is on United State Forest Service land, and therefore complies with the National Environmental Protection Act.

Real Estate Due Diligence (Pine Grove Site)

On January 7, 2013, DGS executed Amendment #1 of the Special Use Authorization dated April 7, 2011 with the USFS for the Pine Grove Hill site. This will allow CHP access to the site for the next 30 years.

Project Schedule (Cumulative)

Acquisition	September, 2013
Approve preliminary plans	March 2014
Approve working drawings	March 2015
Start construction	July 2015
Complete construction	September 2016

Staff Recommendation: **Approve preliminary plans for Pine Grove Hill and approve an augmentation for the acquisition, preliminary plans and working drawings phases.**

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF PARKS AND RECREATION (3790)

OCOTILLO WELLS STATE VEHICLE RECREATION AREA, TRUCKHAVEN SITES

IMPERIAL COUNTY

DPR Parcel Number 016678, DGS Parcel Numbers 10769, 10769.B, 10769.D, 99999, 99999.C, 99999.E

Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263 (4)

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation

Ocotillo Wells State Vehicle Recreation Area, Truckhaven Sites

Imperial County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize the acquisition of approximately 46 acres of land, consisting of 6 separate parcels, to be used as a buffer for the Ocotillo Wells State Vehicle Recreation Area (SVRA) by the Department of Parks and Recreation (Parks). The subject non-contiguous parcels range in size from 0.25 acres to approximately 12 acres. These unimproved sites are vacant and are located in an unincorporated rural area of Imperial County near Salton City and State Highway 86.

Funding and Cost Verification

This project is within cost. A total of \$2,000,000 (Off-Highway Vehicle Trust Fund) has been appropriated for opportunity and in-holding acquisitions. The combined purchase price of the parcels has been negotiated at \$113,000, not including staff costs of \$15,000. The balance of the appropriation is sufficient to acquire the subject parcels in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 5, 2013, and the 35-day statutes of limitation expired on March 11, 2013, without challenge.

Project Schedule

Close of escrow

May 2013

Condition of Property

The topography consists of rugged desert badlands to relatively flat lying mesas with vegetation consisting of a sparse cover of brush and shrubs. There are numerous drainages and washes throughout the vicinity, along with dirt roads and power lines.

Phase 1 Environmental Site Assessment (ESA)

A Phase 1 ESA was completed for the properties in March 2012. The Phase 1 ESA indicated that no Recognized Environmental Concerns were observed on these parcels. The Department of General Services (DGS) visited the site in July 2012 and did not observe any environmental concerns.

Other:

- The Board approved site selection for 15 parcels and approximately 217 acres of land for on October 10, 2012. Parks is requesting acquisition approval of the first six parcels at this time.
- The proposed acquisitions are consistent with the state's planning priorities (Ch. 1016, Stats. 2002). No development is currently planned for these parcels, which are intended for environmental buffer space only. State ownership of these parcels will help ensure these open spaces are protected and limit incompatible development in this area.
- The purchase prices do not exceed the estimated fair market value as determined by a DGS approved appraisal.
- Implied dedication may exist because a portion of the subject parcels may have been subject to prior public use. The desert terrain is typically traversed by the general public without regard to ownership and use of the land for off-highway vehicle activity is open and notorious. According to Parks, implied dedication would not adversely affect Parks' use of the properties.
- Mineral and water rights with surface rights of entry were previously conveyed on some of the parcels within the proposed acquisition area. There is no known active oil, gas, water or mineral extraction in the area. Public Resource Code 5006.45(c) permits prospecting and the extraction of mineral rights at the Ocotillo Wells SVRA. Parks has determined that the existence of these rights will not unreasonably interfere with the use of the property.
- The Property Acquisition Agreements (PAA) do not include the state's standard environmental indemnification language. However, based on the state's visual inspections and review of the Phase I ESA, it does not appear that there are any environmental conditions which would present exceptional risk to the state. It should be noted that the lack of standard indemnification language does not relieve the sellers or prior owners of liability under existing law.
- Parks is not aware of any lawsuits pending concerning the properties. The PAAs will require delivery of title to the property free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- Additional resources will not be required to operate these properties, because the properties are undeveloped and are patrolled by air, thus requiring only the most minimal maintenance and security efforts.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTRAL CALIFORNIA WOMEN'S FACILITY
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE
MADERA COUNTY

Authority: Sections 15819.40 (b) and (c) and 15819.401 - 15819.404 of the Government Code

Consider:

- a) approving preliminary plans
- b) recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Central California Women's Facility
Enhanced Outpatient Program Treatment and Office Space
Madera County

Action Requested

If approved, the requested action would approve preliminary plans and recognize revised project costs.

Scope Description

This project is within scope. This project will design and construct a new, approximately 7,100 square foot, single-story standalone building on the Facility A yard at CCWF. The new mental health building will not include any new housing. The building will include group therapy rooms, an interview room, an inmate-patient waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. One of the group therapy rooms will also be used as an interdisciplinary treatment team room. This project also includes the installation of separation yard fencing to control inmate movement at the building, an approximately 750 square foot group yard, and two new small management yards. In addition, the project includes new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled accessibility regulations.

Funding and Cost Verification

This project is within cost. On November 15, 2010, the Board took an action allocating \$17,743,000 of the \$900,419,000 lease revenue bond financing authority appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. On September 11, 2012, the Board took an action to revise the project scope and decrease authorized project costs by \$7,268,000 to \$10,475,000. Subsequent to that action, a new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$9,764,000, which is a decrease of \$711,000.

\$ 10,475,000 total authorized project costs

\$ 9,764,000 total estimated project cost

\$ 10,475,000 project costs previously allocated: \$1,317,000 preliminary plans, \$905,000 working drawings, and \$8,253,000 construction (\$4,974,000 contract, \$249,000 contingency, \$697,000 A&E, \$1,285,000 other project costs, and \$1,048,000 agency retained items)

\$ 711,000 project cost decrease: \$169,000 preliminary plans, \$152,000 working drawings, and \$390,000 construction (\$227,000 contract, \$12,000 contingency, \$137,000 A&E, and \$14,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010, and the statutes of limitation expired on November 23, 2010, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 11, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	October 2013
Start construction	January 2014
Complete construction	April 2015

Staff Recommendation: **Approve preliminary plans and recognize revised project costs.**

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SAN JOAQUIN COUNTY

Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Deuel Vocational Institution
Health Care Facility Improvement Project
San Joaquin County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Health Care Facility Improvement Program project at Deuel Vocational Institution (DVI) will support DVI's operation as a Reception Center (RC) institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care physical plant deficiencies. The purpose of the health care facility improvements at DVI is to remedy deficiencies in primary care, specialty care, laboratory, pharmacy, Administrative Segregation Unit (ASU) clinic, Minimum Support Facility clinic, and RC health care intake and screening.

DVI is one of four institutions designated as a RC institution. RC institutions receive incoming inmates from the counties, requiring the institution to provide both Basic and Intermediate levels of care to their inmate-patient population until they are classified and transferred to the appropriate institution for endorsement. DVI's mission is currently comprised of adult male RC and General Population (GP) custody levels I and II inmate populations.

This project includes the design and construction of a primary care clinic renovation and pharmacy addition, ASU primary care clinic renovation, a central health services building renovation, a RC health care processing addition, a new Minimum Support Facility primary care clinic, and utility improvements.

The primary care clinic renovation and pharmacy addition will provide primary care services for the GP inmate-patients and will provide the pharmaceutical space needed at DVI. The ASU primary care clinic renovation will provide separate clinical treatment space to provide primary care treatment and consultation consistent with delivery of an RC and Basic levels of care for the secure lock-up ASU population. The central health services building renovation will provide appropriate clinical space to accommodate a Treatment and Triage Area for emergency services and specialty clinical services, primary care services, and laboratory space. The RC health care processing addition will provide an appropriate clinic that can accommodate comprehensive health screening (medical, mental, dental) of inmates newly received into the CDCR system. The new Minimum Support Facility primary care clinic will provide a localized clinic for inmate-patients housed at the Minimum Support Facility that can provide primary health care treatment and consultation consistent with the delivery of Basic level of care. The utility improvements will support the renovations and construction of the new buildings.

Funding and Project Cost Verification

This action would allocate \$20,898,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$ 20,898,000 total estimated project cost

\$ 20,898,000 project costs to be allocated: \$1,296,000 preliminary plans, \$1,173,000 working drawings, and \$18,429,000 construction (\$13,353,000 contract, \$801,000 contingency, \$962,000 A&E, \$1,362,000 other project costs, and \$1,951,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	August 2016

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
NORTH KERN STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
KERN COUNTY

Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
North Kern State Prison
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Health Care Facility Improvement Program project at the North Kern State Prison (NKSP) will support NKSP's operation as a Reception Center (RC) institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at NKSP is to remedy deficiencies in primary care, specialty care, medication distribution, laboratory, pharmacy, RC health care intake screening, and health care administration.

NKSP is one of four institutions designated as a RC institution. RC institutions receive incoming inmates from the counties, requiring the institution to provide both Basic and Intermediate levels of care to their inmate-patient population until they are classified and transferred to the appropriate institution for endorsement. NKSP's mission is currently comprised of adult male RC and General Population custody levels I and III inmate populations.

The project includes the design and construction of a primary care clinic addition and renovation, three new primary care clinics, four new medication distribution rooms, a central health services building renovation and addition, a RC health care processing renovation, and a new correctional case management building.

The primary care clinic renovation and expansion will provide health care treatment and consultations at a Basic level of care. The new primary care clinics will provide for centralized primary health care at an RC level of care. The new medication distribution rooms will provide appropriate pill distribution and security. The new central health services building will provide specialty medical assessment, evaluation and treatment, as well as laboratory and pharmacy services. The RC health care processing renovation will provide comprehensive health screening of newly received inmates. The new correctional case management building will provide space for displaced staff.

Funding and Project Cost Verification

This action would allocate \$38,713,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$ 38,713,000 total estimated project cost

\$ 38,713,000 project costs to be allocated: \$2,282,000 preliminary plans, \$2,185,000 working drawings, and \$34,246,000 construction (\$24,704,000 contract, \$1,482,000 contingency, \$1,779,000 A&E, \$2,507,000 other project costs, and \$3,774,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	October 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
WASCO STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
KERN COUNTY

Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Wasco State Prison
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Health Care Facility Improvement Program project at the Wasco State Prison (WSP) will support WSP's operation as a Reception Center (RC) institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at WSP is to remedy deficiencies in primary care, specialty care, medication distribution, laboratory, pharmacy, and RC health care intake screening, and health care administration.

WSP is one of four institutions designated as a RC institution. RC institutions receive incoming inmates from the counties, requiring the institution to provide both Basic and Intermediate levels of care to their inmate-patient population until they are classified and transferred to the appropriate institution for endorsement. WSP's mission is currently comprised of adult male RC and General Population custody levels I and III inmate populations.

The project includes the design and construction of two primary care clinic additions and renovations, two new primary care clinics, four new medication distribution rooms, a central health

services building renovation and addition, an RC health care processing area renovation, and a new correctional case management and health care administration building.

The primary care clinic renovations and expansions will provide health care treatment and consultations at a Basic level of care. The new primary care clinics will provide for centralized primary health care at an RC level of care. The new medication distribution rooms will provide appropriate pill distribution and security. The new central health services building will provide specialty medical assessment, evaluation and treatment, as well as pharmacy services. The RC health care processing renovation will provide comprehensive health screening of newly received inmates. The new correctional case management and health care administration building will provide space for staff displaced from the central health services and existing case management buildings.

Funding and Project Cost Verification

This action would allocate \$39,729,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$ 39,729,000 total estimated project cost

\$ 39,729,000 project costs to be allocated: \$2,372,000 preliminary plans, \$2,274,000 working drawings, and \$35,083,000 construction (\$25,732,000 contract, \$1,544,000 contingency, \$1,853,000 A&E, \$2,609,000 other project costs, and \$3,345,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	October 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
RIVERSIDE COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Jail Project
Riverside County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct renovations to and an expansion of the existing county jail located in the city of Indio on approximately 6.5 acres of the greater 33.5± acres of county owned land. The expansion will create approximately 426,200 square feet of additional new housing, treatment and program space, and kitchen space, and approximately 38,800 square feet of the existing facility will be renovated.

The new housing units will be two 4-story buildings and total approximately 251,300 square feet. There will be a total of 8 new housing pods—7 housing pods containing approximately 96 double-occupancy cells each and 1 housing pod containing approximately 84 double-occupancy cells. All housing pods will contain 6 dayrooms which will provide program space, 2 isolation cells, and interview booths. One of the buildings will include a kitchen, a culinary training classroom, a staff dining room, administrative and support space, and storage space.

The existing 353-bed housing unit will be renovated into an approximately 15,700 square feet housing unit with approximately 75 beds for inmates with physical and/or mental health care needs. There will also be a recreation yard and program and visitation space. The existing

building will also be renovated to include a health care clinic, education space, a computer lab, medical offices and exam rooms, holding cells, and watch command offices.

The existing intake and release area will be expanded to include additional safety cells, holding cells, inmate records processing, and classification staff space. The existing transportation area will also be renovated to include a vehicle sally port, additional intake and release space, and administrative space.

The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; and approximately 350 parking spaces for staff and visitors. The exterior of each building will be composed of concrete and steel for long-term durability. In addition, there will be secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$100,000,000 from this appropriation to Riverside County for this project. All of the acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$100,000,000 from this appropriation to complete design and construction for this project.

\$240,371,000 total estimated project cost

\$100,000,000 state funds to be allocated: \$2,000,000 preliminary plans, \$2,000,000 working drawings, \$96,000,000 construction (\$94,000,000 contract, \$2,000,000 A&E)

\$140,371,000 local funds to be allocated: \$3,350,000 acquisition/study, \$3,802,000 preliminary plans, \$3,278,000 working drawings, \$129,941,000 construction (\$95,566,000 contract, \$18,957,000 contingency, \$2,727,000 A&E, \$9,572,000 other, \$3,119,000 agency retained)

CEQA

A Notice of Determination is expected to be filed with the State Clearinghouse in May 2013.

Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	August 2013
Complete working drawings	December 2013
Start construction	May 2014
Construction complete	October 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE FACILITY PROJECT
SAN LUIS OBISPO COUNTY

Authority: Sections 1970 – 1977 of the Welfare and Institutions Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Juvenile Facility Project
San Luis Obispo County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct an expansion of the existing county juvenile hall located on approximately 2 acres of approximately 10.7± acres of county owned land located in the city of San Luis Obispo. The project will construct three new buildings and an exterior covered walkway providing approximately 22,800 square feet (sf) of additional new housing, recreation yard, classrooms, mental health treatment rooms and offices, training/conference rooms, indoor multi-purpose/recreation, and administrative/teachers office space. The buildings will be constructed of steel and concrete for long-term durability.

The new maximum security housing facility will be a single story building with approximately 7,900 sf of living space, with approximately 20 single occupancy sleeping rooms. This new housing wing will also include a large day room to be used for dining and activities, and approximately 2 counseling interview rooms. Adjacent to this housing facility will be a new outdoor recreation yard of approximately 6,800 sf. The project will also include a bid alternate for approximately 10 additional single occupancy sleeping rooms within the proposed footprint of the housing facility. The funding for this bid alternate would be provided by the county.

The academics/administration building will be a two-story building of approximately 9,800 sf. This building will contain administration and staff support areas, classrooms, group treatment areas, counseling rooms, and mental health offices.

A multi-purpose/recreation facility will be a single story building with approximately 5,000 sf of space. There will be a bid alternate to increase the building square footage. This building will be accessible from the other buildings via an exterior covered walkway and will serve as an indoor large multipurpose gymnasium.

This project will include, but is not limited to, electrical; lighting; energy management and savings systems, including an alternative energy generation system; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital cameras; and fire protection systems. In addition, there will be a retention basin and drainage improvements that provide storm water control measures, retaining walls, security systems, a fire access road, and security fencing with lighting surrounding the facility to provide grounds security.

Funding and Project Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). BSCC has conditionally awarded \$13,120,983 from this appropriation to San Luis Obispo County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$13,120,983 from this appropriation to complete design and construction for this project.

\$ 19,172,000 total estimated project cost

\$ 13,121,000 state funds to be allocated: \$13,121,000 construction (\$12,581,000 contract, \$540,000 contingency)

\$ 6,051,000 local funds to be allocated: \$1,129,000 acquisition/study, \$719,000 preliminary plans, \$954,000 working drawings, \$3,249,000 construction (\$528,000 contract, \$444,000 contingency, \$643,000 A&E, \$1,634,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 10, 2012, and the 30-day statutes of limitation expired on June 8, 2012, without challenge.

Real Estate Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	June 2013
Start construction	November 2013
Construction complete	May 2015

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—10

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS
CLASSROOM AND ACADEMIC OFFICE BUILDING
MERCED COUNTY

Authority: Chapter 575, Statutes of 2012, Item 6440-301-6048 (1)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

University of California
Merced Campus
Classroom and Academic Office Building
Merced County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The classroom and academic office building will house approximately 51,000 assignable square feet (asf) of classrooms, tutorial space, dry research laboratories, scholarly activity, and academic and administrative offices for instruction and research programs and activities. The project includes five lecture halls ranging from 90 to 210 seats, seminar and tutorial rooms, and 13 research laboratories designed with an emphasis on flexible use for evolving programs.

Funding and Project Cost Verification

This project is within cost. Only the design funds (\$4,750,000) have been appropriated, and UC is still in process of securing its financing for the construction phase of the project.

\$ 53,000,000 total estimated project costs
\$ 4,750,000 total authorized project costs
\$ 2,150,000 state funds previously allocated: preliminary plans
\$ 48,250,000 state funds to be allocated: \$2,600,000 working drawings, \$44,200,000 construction (\$41,100,000 contracts; \$2,060,000 contingency; \$1,040,000 project administration); and equipment \$4,050,000

CEQA

The University analyzed the potential environmental effects of the project in the 2009 Long Range Development Plan Environmental Impact Report, which was certified by the Regents in March 2009. A Notice of Determination was filed with the State Clearinghouse on March 6, 2013. The 30-day statute of limitations expired on April 5, 2013, without challenge.

Real Estate Due Diligence

A Title Evaluation Report, dated February 12, 2013, concluded that there are no exceptions identified during the course of their investigation that would adversely impact the quiet enjoyment of the project area.

Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	September 2013
Start construction	January 2013
Complete construction	December 2015

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEMS

CONSENT ITEM—11

**DEPARTMENT OF VETERANS AFFAIRS (8955)
GREATER LOS ANGELES AND VENTURA COUNTY VETERANS HOMES
LOS ANGELES AND VENTURA COUNTIES**

*Authority: Government Code Sections 15819.60 and 15819.65
Military and Veterans Code Section 1104.1*

Consider:

- a) recognizing a scope change
- b) approving an augmentation

\$3,953,000
(1.32 percent total project)
(8.79 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Department of Veterans Affairs
Greater Los Angeles and Ventura County Veterans Homes
Los Angeles and Ventura Counties

Action Requested

If approved, the requested action would recognize a scope change and authorize an augmentation for this project.

Scope Description

This project is not within scope. The Greater Los Angeles and Ventura Counties (GLAVC) project consists of a 516-bed veterans home offering various levels of care at three sites. The largest of the three facilities, in West Los Angeles (WLA), has a capacity of 396 beds in 363,000 square feet plus a separate 8,600 square foot central plant structure. It is located on 13.4 acres adjacent to the United State Department of Veterans Affairs (USDVA) WLA Medical Center. The other two facilities, located in Lancaster and Ventura, each have 60 beds and a maximum 50—person adult day health care center in approximately 47,000 gross square feet and are located on parcels of approximately 20 acres each.

The WLA site does not include a central kitchen facility; however, there is approximately 5,000 square feet of space for a 'future' kitchen facility with minimal mechanical, electrical and plumbing infrastructure provided ("stub in"). The scope change will incorporate a new prep line, cooking lineup, walk in refrigeration relocation, exhaust hoods, dish washing facilities, employee locker rooms, kitchen equipment, employee break area and transport cart storage areas. When completed, the kitchen will serve up to 396 residents 24 hours per day, seven days a week.

A 20-day letter was sent to the Legislature on March 19, 2103, and the 20-day review period has expired with no adverse comments.

Funding and Project Cost Verification

This project is not within cost. The California Department of Veterans Affairs (CalVet) is requesting an augmentation of \$3,953,000 (1.3 percent total project costs, 8.8 percent cumulative) in order to construct the main kitchen. A total of \$321,102,000 has been authorized for this project, consisting of Veterans Homes Bonds of \$31,000,000, lease-revenue bonds of \$110,399,000 and federal funds of \$179,703,000. This total includes prior augmentations of \$22,322,000 on a base project of \$298,780,000.

\$321,102,000 total estimated project costs

\$325,055,000 total authorized project costs

\$321,102,000 project costs previously allocated: \$8,433,000 preliminary plans, \$9,781,000 working drawings, \$302,887,000 construction (\$226,416,000 contract, \$25,026,000 contingency, \$11,546,000 A&E, \$21,036,000 and other project costs, and \$18,863,000 agency retained)

\$ 3,953,000 requested augmentation: \$278,000 preliminary plans, \$389,000 working drawings, \$3,286,000 construction (\$2,193,000 contract, \$154,000 contingency, \$408,000 A&E, \$481,000 other project costs, and \$50,000 agency retained)

CEQA

The Environmental Impact Report (EIR) was filed with the State Clearinghouse on December 9, 2005, and the 30-day statutes of limitation expired on January 8, 2006, without challenge. The Department of General Services will do an amended EIR for the kitchen and expects it completed by August 2013.

Real Estate Due Diligence

A Summary of Conditions Letter was completed on February 1, 2007, with no concerns noted.

Project Schedule (kitchen only)

Approve preliminary plans:	October 2013
Complete working drawings	April 2014
Start construction	August 2014
Complete construction:	June 2015

Other

- The land for the WLA site was given to the state by the USDVA. Part of the land transfer agreement required the state to enter into a number of sharing agreements with the regional USDVA for a variety of services, one of which was for food service to the WLA home. The USDVA food service agreement would allow for the cooking, preparation, and delivery of food to accommodate all 396 residents of the home. Based on this agreement, the design of the WLA Home did not include a fully established kitchen, rather it provided

for the “stub in” of infrastructure that would allow for the build out of a kitchen at a later date, if necessary.

- In January 2011, based on budgetary concerns, the USDVA elected to officially discontinue the food service sharing agreement. Since that time, CalVet has been contracting for food service on an emergency basis for the current residents of the home. However, the Department of Public Health requires the home to be self-sufficient in food service. Therefore, CalVet has been working with the Department of Public Health to establish the licensing team for the kitchen in order to determine the facility and program requirements that would be needed for the skilled nursing residents to incorporate into the kitchen design. Finally, CalVet has worked with a kitchen consultant to ensure the 5,000 square feet would be sufficient for the licensing demands of providing food service to all 396 residents on a long-term basis.
- Based on the work with the licensing group and the kitchen consultant, the scope change will incorporate a new prep line, cooking lineup, walk in refrigeration, exhaust hoods, dish washing facilities, employee locker rooms, kitchen equipment, employee break area and transport cart storage areas.

Staff Recommendation: Recognize a scope change and approve an augmentation.

ACTION ITEMS

ACTION ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW YUBA CITY COURTHOUSE
SUTTER COUNTY

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 0250-301-3138 (10)
Chapter 33, Statutes of 2011, Item 0250-301-3138 (16)
Chapter 21 and 29, Statutes of 2012, Item 0250-301-0668 (3)*

Consider recognizing a scope change

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Yuba City Courthouse
Sutter County

Action Requested

If approved, the requested action would recognize a scope change.

Scope Description

This project is not within scope. The project authorizes the construction of a seven-courtroom, 78,701 square feet (sf) courthouse facility to consolidate court functions, including six courtrooms, currently housed in three separate locations. The Administrative Office of the Courts (AOC) has requested a scope change for this project to decrease the size of the facility by a net of 4,848 sf to 73,853, or 6.2 percent, in an effort to reduce project costs as mandated by the Courthouse Cost Reduction Subcommittee (CCRS). The specific changes are detailed below.

It should be noted that the AOC has already incorporated the requested changes in the design documents and the working drawings are complete. The Department of Finance (Finance) was not consulted prior to these changes being made and this situation was only brought to Finance's attention during the scope validation process, as required by the Budget Act of 2012.

The AOC proposes the following changes:

- Leave one courtroom and associated space unfinished—Based on currently funded and authorized judgeships, this courthouse will have one vacant courtroom at the time the project is completed. The additional courtroom and associated space (3,500 sf) was originally included in anticipation of receiving funding for an additional judgeship that never materialized. Because it may be a number of years until this courtroom is needed, the AOC has requested that 1 of the 7 courtrooms be left unfinished for future build-out.
- Reduce basement size—The size of the basement is proposed to be reduced by a total of 4,272 sf to reflect the following: (1) reduce holding capacity from 109 to 34 in-custody persons; (2) eliminate justice partner space; (3) relocate some program space to upper floors; (4) delete one interview room; and (5) remove vehicle access to the basement. The reduced holding capacity can be accomplished by more frequent transfers from the adjacent jail and scheduling changes to minimize the different populations housed in the facility at any one time.
- Move sally port to ground-level—This change will reduce the size of the basement level by 1,742 sf and minimize the amount of excavation work to develop below-grade access to the basement. In-custody persons will be required to walk down a ramp to enter the holding area in the basement. While this option is less convenient and will increase transfer times slightly, the sheriff has agreed to make the necessary minor operational adjustments.
- Miscellaneous reductions—A number of other minor changes are proposed to reduce the size of the courthouse by a total of 562 sf, including reducing the number of public counters from 16 to 10, reducing the number of clerk workstations from 48 to 32, removing 1 break room, and remove an alcove from the jury assembly room. Given the recent staffing reductions, the revised program space is expected to be sufficient for the court's needs.
- Eliminate light wells and floor plan niches—Eliminating these features increases the useable space on the second and third floors by a total of 1,728 sf, which will be used to accommodate program space relocated from lower floors, such as information services workspaces and storage.
- Value engineering—In an effort to further reduce project costs, the CCRS approved various changes that do not affect the project scope or long-term operations, including replacing stone with terra cotta tiles on the exterior surface, eliminating skylights, and replacing wall and ceiling finishes with lower-cost materials.

The proposed changes will require some operational adjustments and sacrifice some convenience and efficiencies. However, these reductions have been targeted to maximize cost savings, while preserving the core functions of the facility.

As noted above, the AOC did not follow proper protocols and made changes to the design documents without prior authorization. The AOC acknowledges that it did not follow the required procedures and asserts that this oversight was not intentional. However, in 2010, the AOC made several unauthorized scope changes, similar to the current situation, whereby three courts projects were altered significantly without prior approval from Finance. In reviewing the details from the 2010 event, we discovered that the AOC promised to take steps to ensure this situation would not be repeated.

Finance staff met with the AOC to better understand how the procedures instituted in 2010 failed to prevent this situation. The AOC acknowledged that the controls that it had instituted were inadequate. As a result, Finance requested the AOC to identify more effective controls and report back to Finance with a plan to implement the necessary corrective measures.

In the plan submitted to Finance, the AOC agreed to take a number of additional steps, including issuing a letter to the Judicial Branch Capital Program staff, the Court Facilities Working Group, and the CCRS, to outline these new policies and procedures.

Some of the more notable changes are:

1. Implement additional training and revise existing procedural manuals;
2. Issue annual memorandums to remind staff of the new procedures;
3. Establish a recurring agenda item for the weekly Director's Meeting to discuss any changes that could affect scope or costs;
4. Report all potential scope or cost changes to Finance prior to any changes being implemented;
5. Add a requirement that all new and existing project and program managers certify in writing that they have reviewed all of the appropriate procedures and fully-understand expectations; and
6. Schedule an agenda item for the next CCRS meeting for the AOC to explain the scope change process and the required approvals that are needed prior to implementing changes.

The additional steps proposed by the AOC should prevent the current situation from recurring. However, to help ensure this does not occur again, Finance is requiring the AOC to report back in six months and annually thereafter, to verify that all of the proposed steps have been implemented. Furthermore, the AOC has also been informed that Finance is prepared to defer action on any future unauthorized scope changes and require such requests to be approved by the Legislature through the annual budget process.

On March 22, 2013, Finance notified the chairs of the Joint Legislative Budget Committee (JLBC), the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date. While the JLBC did not oppose the proposed scope change, the JLBC notified the AOC that if this happens again the AOC should anticipate a stronger response in the future.

Funding and Cost Verification

A total of \$71,679,000 has been appropriated for this project, including \$62,687,000 lease-revenue bonds for the construction phase. Based on the reductions mandated by the CCRS, the AOC estimates that project costs will decreased by a total of \$5,845,000, for a revised total project cost of \$65,834,000. This reduction is attributed to the proposed scope reductions (\$2,893,000), value engineering (\$2,112,000), reduced contingency (\$256,000), and project management savings (\$584,000). An additional \$2,842,000 has been allocated to cover unanticipated construction costs, for a total estimated project cost of \$68,676,000.

\$ 71,679,000	total authorized project costs
\$ 68,676,000	total estimated project costs
\$ 8,992,000	project costs previously allocated: \$756,000 acquisition, \$3,543,000 preliminary plans, and \$4,693,000 working drawings
\$ 59,684,000	projects costs to be allocated: construction (\$48,858,000 contract, \$2,496,000 contingency, \$2,842,000 additional contingency, \$1,181,000 A&E, and \$4,307,000 other project costs)
\$ 3,003,000	estimated project savings

CEQA

A Categorical Exemption was filed with the State Clearinghouse on December 24, 2009, and the 35-day statutes of limitation expired, without challenge.

Real Estate Due Diligence

A summary of conditions memo was completed on February 14, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Close of escrow	April 2011
Approve preliminary plans	December 2011
Complete working drawings	February 2013
Complete construction	March 2015

Staff Recommendation: Recognize a scope change.

ACTION ITEMS

ACTION ITEM—2

CALIFORNIA HIGH SPEED RAIL AUTHORITY (2665) VARIOUS COUNTIES

Consider the adoption of a resolution approving a form of Agreement for Possession and Use, Optional Clauses, and Memorandum of Agreement for Possession and Use and the delegation of authority to execute certain agreements and memoranda for the possession and use of property for the California High Speed Rail Authority.

ACTION ITEMS

STAFF ANALYSIS ITEM—2

California High Speed Rail Authority Various Counties

Action Requested

If approved, the requested action would adopt a resolution approving a form of Agreement for Possession and Use, Optional Clauses, and Memorandum of Agreement for Possession and Use and the delegation of authority to execute agreements and memoranda for the possession and use of property for the California High Speed Rail Authority.

Background

The Board is required by law to perform various functions or approvals in relation to its capital outlay oversight responsibilities and bond issuance obligations. In an effort to improve the efficiency of these processes, the Board has approved the delegation of certain functions and approvals to its duly appointed Executive Director or Deputy Directors.

In November 2012, the Board approved delegation for High Speed Rail Authority (Authority) acquisitions that met the following conditions: a) that the contract proposed to be signed is the form of contract approved by the Board, b) that the property in question is one where just compensation has been set, c) the property has previously been included within the Board's site selection approval, and d) the contract has been executed by the Authority, the right of way agent, and approved by the Department of General Services consistent with Government Code section 11005. However, the Authority anticipates that some owners may not agree with the compensation being offered, but do not object to giving up his/her property. In such cases, an owner may agree to an Agreement for Possession and Use, which provides the legal right for the State to possess and use the owner's property prior to the execution of a Right of Way Contract. If a price cannot be agreed to within the timeframe specified in the agreement, the next action would be eminent domain.

To facilitate this process, Board staff and the Authority have prepared a form of Possession and Use Agreement that is expected be suitable for the large majority of possession and use scenarios that the Authority may encounter. The form of agreement includes standard optional provisions to use as appropriate in different circumstances. In lieu of bringing each Agreement for Possession and Use to the Board for approval, it is requested that the Board approve the form of agreement and delegate the ability to execute agreements for the possession and use of property for the project.

Situations not falling within the stated conditions will be brought to the Board for consideration. The form of agreement, the optional provisions, the form of memorandum and the conditions are all set forth in resolution.

Staff Recommendation: **Approve the adoption of a resolution approving a form of Agreement for Possession and Use, Optional Clauses, and Memorandum of Agreement for Possession and Use and the delegation of authority to execute agreements and memoranda for the possession and use of property for the California High Speed Rail Authority.**

OTHER BUSINESS

Other Business Item—1

Consider making a determination that funds in the Public Building Construction Fund Energy Efficiency Bond revenue subaccounts are no longer required to enable the Board to properly perform the duties authorized by Chapter 2.7 (commencing with Section 15814.10) of the Government Code.

STAFF ANALYSIS ITEM—1

The Board sold Energy Efficiency Bonds in the 1990's to enable contracted departments to complete energy efficiency projects. The last of these bonds were paid off in 2011 and with its payoff the contracts associated with the projects terminated. According to Government Code section 15845.5, funds available for the energy efficiency program must be expended for that purpose "until the Board determines that the moneys are no longer required" for the energy efficiency program. Once the determination is made that the moneys are no longer required, the Board can then transfer the moneys to the appropriate state fund. The primary departments that utilized this program were general fund supported programs. The appropriate fund would be the General Fund. There is approximately \$8.5 million dollars remaining in the revenue subaccounts.

Recommendation: Make a determination that the funds are no longer required.

REPORTABLES

To be presented at the meeting.